

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Residential use zone to Manufacturing (Industrial) use zone in Sy.No.68 (Part) of Kanchivanisingaram Village, Ghatkesar Mandal, Ranga Reddy District to an extent of Acres 1-20 guntas – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 297

Dated the 27th day of July, 2012.

Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.9644/MP1/Plg/HMDA/2011, dated 13.02.2012.
2. Government Memo No.32226/11/2011, MA&UD Department, dated 07.05.2012.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.9644/MP1/Plg/HMDA/2011, dated 19.07.2012.

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ORDER:

The draft variation to the land use envisaged in the notified Master Plan / Zonal Development Plan of Changicherla Zone issued in Government Memo 2nd read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.270-A, dated 10.05.2012. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.3,64,219/- (Rupees three lakhs sixty four thousand two hundred and nineteen only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated **02.08.2012**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB

PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Ranga Reddy District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan / Zonal Development Plan of Changicherla Zone the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.270-A, Part-I, dated 10.05.2012 as required by sub-section (3) of the said section.

VARIATION

The site in Survey No.68 (part) of Kanchivanisingaram Village, Ghatkesar Mandal, Ranga Reddy District to an extent of Acres 1-20 Guntas which is presently earmarked for Residential use zone in the Master Plan / Zonal Development Plan of Changicherla Zone is now designated as Manufacturing (Industrial) use zone, subject to the following conditions:

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1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
10. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
11. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
12. that the change of land use shall not be used as the proof of any title of the land.
13. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
14. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
15. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
16. that the applicant shall pay the Development charges for existing building with compounding fee at the time of building permission.
17. that the applicant should submit the NOC from APSPCB before taking the building permission in the Hyderabad Metropolitan Development Authority.
18. that the applicant have to strengthen the approach 40' wide road with B.T. surface which is poor condition at present.
19. that the applicant should maintain 3.0 mtrs buffer strip all around the site except on the road side.
20. the CLU is subject to condition that getting all clearances / approvals from various regulatory Departments / Local Bodies for the proposed expansion of the unit.
21. any other conditions as may be imposed by the competent authority i.e., Hyderabad Metropolitan Development Authority.

SCHEDULE OF BOUNDARIES

NORTH: Vacant land in Sy.No.68 (Part) of Kanchivanisaingaram Village.
SOUTH: Vacant land in Sy.No.68 (Part) of Kanchivanisaingaram Village.
EAST : Vacant land in Sy.No.68 (Part) of Kanchivanisaingaram Village.
WEST : Existing 40'-0" feet wide B.T. Road.

**B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER